

About the Company:

Regency Centers Corporation (Nasdaq: REG) Regency Centers is the preeminent national owner, operator, and developer of shopping centers located in affluent and densely populated trade areas. Our portfolio includes thriving properties merchandised with highly productive grocers, restaurants, service providers, and best-in-class retailers that connect to their neighborhoods, communities, and customers. Operating as a fully integrated real estate company, Regency Centers is a qualified real estate investment trust (REIT) that is self-administered, self-managed, and an S&P 500 Index member. For more information, please visit regencycenters.com.

About this Opportunity:

Regency Centers is seeking a **Summer Intern – Real Estate** to join our Atlanta, Georgia regional office during the summer of 2022.

This internship will provide exposure to several key areas of commercial real estate through hands-on experience and training in some or all of the following functions:

- Property Operations
- Leasing
- Construction/Development
- Investments

Assignments given will include a mix of performing daily tasks while shadowing one or more experienced real estate professionals and completing or assisting with assigned work projects.

This internship will involve working approximately 40 hours per week (in person in our Atlanta office) for a duration of approximately 8 weeks.

Key Responsibilities/Projects May Include:

Property Operations:

- Work with tenants and vendors as directed by the Property Management team
- Shadow Property Managers in their visits (e.g. for inspections) to shopping center properties

Leasing:

- Assist in identifying prospective tenants and presenting opportunities
- Assist in analysis and underwriting for new and renewal deals
- Assist with incoming leasing inquiries and sourcing leads; maintain a database of local and regional contacts
- Assist with the planning and implementation of direct marketing
- Conduct market studies and comp reports, and work with the team on a tenant void analysis for targeted shopping centers
- Research and report on CRM and deal generating platforms
- Participate in property visits and prospective tenant meetings

Investments:

- Work with the team to evaluate potential acquisition and development opportunities
- Assist in the due diligence and underwriting of potential acquisitions and developments
- Learn about market research, demographic studies, and overall site analysis

Construction/Development:

- Research new exterior building materials
- Visit in-process developments and work with on-site Project and Construction Managers
- Assist Construction team with monitoring the progress of new tenants or new development construction

Qualifications:**Required:**

- Must meet ICSC Launch Academy diversity requirements
- Must be a student in good standing at an accredited 4-year college or university, currently enrolled as a freshman, sophomore, or junior
- GPA of at least 3.0 at the time of application
- Expressed interest in commercial real estate
- Intermediate level proficiency or higher with current Microsoft Office software (including Word, Outlook, Excel, and PowerPoint), email, and Internet research functionality
- Ability to learn new programs and software quickly
- Ability to work Monday – Friday, 8 hours/day during a day shift in our Atlanta office
- Availability to participate in all Launch Academy activities, including virtual learning labs & virtual boot camp

Preferred:

- Be enrolled in an industry-related degree program such as Real Estate or Business Administration
- Completion of real estate and/or business/finance courses

Personal Characteristics:

- Capable of precise written and verbal communication
- Strong attention to detail
- Strong time management, priority setting, and organizational skills
- Trustworthy and able to handle confidential and proprietary information appropriately
- Interpersonal savvy including the ability to work within a team environment and take direction from different sources

Benefits for Internships:

After a specific waiting period, you may become eligible for participation in a 401(k) profit sharing plan with company match, medical insurance with prescription drug coverage, and flexible spending accounts. Additional benefits may be available depending on applicable state laws. ICSC may offer certain benefits directly (e.g. complimentary student membership with ICSC, and summer relocation grants may be available, when applicable.)

**Regency Centers is an equal opportunity employer. Qualified applicants will receive consideration without regard to age, race, color, religion, sex, gender identity, sexual orientation, disability, national origin, or protected veteran status. Applicants are encouraged to confidentially self-identify when applying. Employment is contingent upon successful completion of background investigation. Regency Centers is a smoke-free and drug-free workplace. Pre-employment drug screening is required. No recruiters or agencies without a previously signed contract. Only candidates whose profiles closely match requirements will be contacted during this search.*